

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
October 18, 2004

PRESENT: Tom Cowan, Chair
Mark Decker
Terry Janicz
John Potera
Rick Meahl
Andy Kelkenberg
Andrew Casolini, Wendel Duchscherer
Rebecca Baker, Zoning Officer
Christine Falkowski, Planning Board Clerk

The Planning Board meeting was called to order by Tom Cowan at 7:45PM.

Minutes Review

Terry motioned to approve the minutes of October 4th, seconded by Andy. Motion carried.

Flaglots/Open Development Ordinance

The Board reviewed the draft of 10/18. Tom will write a memo to the Town Board recommending draft guidelines for them to determine if they want to allow flaglots. If they do, the Planning Board will then look at details such as allowing home occupations/home based businesses, homeowner's association for the driveway, Fire Dept. criteria, etc. They will also analyze a few flaglots that Clarence has already approved.

Preliminary Conference - Site Plan

Ivy Ridge Golf Course - Clubhouse – Main Road

Don Folger, Consultant, Jim Fisk, family representative, and Steven Carmina, Architect, attended the meeting. The clubhouse will include a 600 square foot pro shop where greens fees are paid and small logo-ware will be sold. A dining room will also offer take-out food. Future expansion in three to four years will include a banquet room, tent area for outdoor parties and a maintenance building. The site plan must include the proper number of parking spaces. An area to the north will be dedicated for future parking expansion. The site plan should also include landscaping/fencing, lighting, signage and stormwater management. Andrew pointed out that this site plan must be compared with the original Ivy Ridge master plan. As it is very different now than it was six – seven years ago, the changes must be addressed. A spring 2005 opening is planned. Mr. Fisk invited all to stop by the barn on Route 5 and see him for a tour. Formal site plan submission will be on November 15th, with all documents to the Building Dept. by November 5th.

Preliminary Conference – Site Plan

Bright Meadows Golf Course – Maintenance Building Addition – Clarence Center Road

Joe Frey stated that he plans to put a large addition on his maintenance building to house equipment used by both Bright Meadows and Arrowhead. As it will be over 5,000 square feet, it must include a stormwater management plan, as well as landscaping/fencing, lighting and signage. Mr. Frey plans formal site plan submission for November 1st.

Mattioli (2) Lot Minor Subdivision – Swift Mills Road

Rebecca reported that the Mattioli's have a buyer for the middle lot that has the ditch/creek running through it. A drainage easement will be provided, and they will request subdivision approval when the easement is done and shown on the survey.

Route 5 Rezoning

Half the Board felt that the overlay boundary should be extended to the escarpment, and half felt it should not (500' deep only). How would this serve to protect the escarpment?

Special Use Permits in RA Zone for Commercial Enterprise

Tabled until we can check regulations in neighboring towns.

Guidelines for Subdivisions

Tom recommended deferment to the minutes of the September 27th Special Meeting

Next meeting: Monday, November 1, 2004 at 7:30PM

John made a motion to adjourn the meeting at 9:30PM, seconded by Mark. Motion carried.

Respectfully submitted,
Christine Falkowski, Recording Secretary